



**MINUTES OF THE MEETING OF THE
LEON VALLEY ZONING COMMISSION**

September 22, 2015

The meeting of the Leon Valley Zoning Commission convened at 7:02 p.m. on Tuesday, September 22, 2015, in the Training Room at the Leon Valley Fire Department at 6300 El Verde Road, Leon Valley, Texas.

I. Poll for Attendance, Determination of a Quorum, Call Meeting to Order

Present were Chairman Olen Yarnell, 1st Vice Chair Phyllis McMillan, Commissioner Tony Westrich, Larry Proffitt, Alex Jenicek. Alternates Greg Price, Henry Diecker, and Richard Blackmore were in attendance. Absent and excused was 2nd Vice Chair Hal Burnside. Absent and unexcused was Commissioner Pedro Esquivel. Also present was Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

The Chairman requested that each Commissioner take a moment and introduce themselves and what it means to them to serve on the Leon Valley Zoning Commission.

II. Approval of the August 25, 2015 Zoning Commission Minutes

After a brief discussion, Commissioner Tony Westrich made a motion to approve the minutes with the attachment of the letter, which had been provided to the Commissioners at the meeting. The motion was seconded by Commissioner Larry Proffitt, and the motion passed unanimously.

III. Update and Discussion of the Master Plan Amendments

City Staff presented an updated to of the Master Plan Amendment process and noted that the Master Plan Amendment process is essentially back on schedule, and staff anticipated that work will continue to progress on time.

Staff provided the Commission with an update regarding: The first item was Forest Oak Area and the proposed "Action Plan" to annex the adjacent cemetery and Community Center property. The Commission requested that the concern be forwarded to the Council for further direction. The second item was to assess the actual need for a turn lane to be added to Huebner Road. Staff noted that the Director of Public Works and the Police Chief indicated that the turn lane was not needed for public safety and recommended that the item be removed from the action plan.

The Commission then received an update regarding the Framework to the Master Plan, the Planning Areas, Historical Background, Zoning Descriptions, the Library and the creation of an

Acknowledgement Page. Staff then indicated that the Tree Advisory Board would develop a recommendation to add Trees to the Functional Planning Area segment of the Master Plan.

The Commission concurred with the recommended changes to the Master Plan, however the Commission requested that the Leon Valley Historical Society review the Historical Background of the Master Plan and report back to the Zoning Commission their assessment of this component. The Commission also noted the need to update the pictures in the Master Plan and the need to add identification signs in front of Leon Valley owned buildings, such as the Kinman House.

IV. Discussion on the development of a policy regarding the installation of sidewalks in Leon Valley.

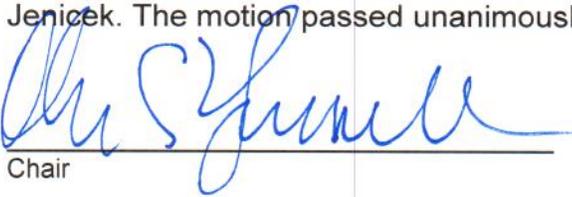
The Commission had a brief discussion on the need for sidewalks and the value of ADA compliant sidewalks on behalf of the entire community. The Commission noted that the installation of future sidewalks would primarily be determined by TXDOT and the possibility of future expansion of Bandera Road. The Commission indicated that they will revisit this issue at a later date.

V. Adjourn

Chairman Yarnell provided the Zoning Commission with an update on the Coffee Shop SUP that the Zoning Commission recently considered. The Chair noted that when the item was presented to the Council, he recommended that the Council consider amending the applicant's request to allow for an outdoor patio. The Chairman also advised the Council that the applicant agreed to provide a second handicapped parking space and noted their support of encouraging VIA to enhance the bus stop at the northwest corner of Bandera and Huebner. The Leon Valley City Council approved the SUP with the recommendations made by the Zoning Commission and the addition of the outdoor patio.

There was a brief discussion related to the Zoning Commission Agenda Notebooks, and how helpful it is to have the information in a notebook format prior to the meeting.

1st Vice Chair Phyllis McMillan made a motion to adjourn, seconded by Commissioner Alex Jenicek. The motion passed unanimously and the meeting was adjourned at 9:46 p.m.


Chair


Staff